

The following is the Granby Plan of Conservation and Development, updated through 3-15-07. The plan includes:

**PRESERVATION AND GROWTH**

**A PLAN OF CONSERVATION AND DEVELOPMENT**

**and**

**THE CASE STREET AREA**

A Formula for the Preservation and Development of a Unique Section of the  
Town of Granby

**PRESERVATION AND GROWTH**  
**A PLAN OF CONSERVATION AND DEVELOPMENT**

**TOWN OF GRANBY, CONNECTICUT**  
**PLANNING AND ZONING COMMISSION**

April 12, 2005

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## INTRODUCTION

This Plan of Conservation and Development has been prepared in accordance with Section 8-23, of the Connecticut General Statutes, entitled Preparation, Amendment or Adoption of Plan of Conservation and Development. Plans are designed to provide guidance and information to all of the Town's boards, commissions, public officials and residents. According to State Statute, Plans of Conservation and Development contain policies, goals and standards for the physical and economic development of the municipality, are designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation and other purposes. Such plans also recommend the most desirable density of population, make provisions for the development of housing opportunities and promote choice and economic diversity in housing.

This Plan of Conservation and Development was prepared by a Subcommittee, appointed by the Granby Planning and Zoning Commission. The Subcommittee began its task by reviewing State Statutes, studying the Town's 1993 Plan and perusing other Town Plans of Conservation and Development. Following the review of these materials, the members of the Subcommittee held lengthy discussions and public workshops and developed outlines identifying the pros and cons of Granby today. This led to a basic agreement of the attributes that make Granby special and the reasons Granby residents choose to live here. Throughout the process the Subcommittee referred back to the Town's original Fundamental Values, which were first outlined in the 1993 Plan. These values are slightly modified in this Plan and continue to provide the basis for the Town's goals

This Plan of Conservation and Development eliminates the Current Assessment and Regional Trends Section, (which may be prepared at a later date) and concentrates on the Town's Fundamental Values, 10 Year Vision and the Goals and Implementation Sections.

The Planning and Zoning Commission, acting within its planning capacity, is the Town agency fully authorized to adopt this plan in accordance with Section 8-23, of the Connecticut General Statutes. During the early part of 2005 the Planning and Zoning Commission will subject the plan to public examination seeking input, advice, comments and suggestions.

## **FUNDAMENTAL VALUES: INTRODUCTION OF GRANBY'S FUNDAMENTAL VALUES**

This Plan of Conservation and Development is rooted in Granby's Fundamental Values, those aspects of the Town that are treasured by the community. It is the overall objective of this Plan to protect and build upon these values.

The Town's recognition that change and growth are inevitable and even necessary, together with concern for how this will impact the existing quality of Granby, are the basis for this Plan. Recognizing that growth and change can be either positive or negative, it is imperative that the town residents and governmental officials plan and promote the positive changes. Granby faces the challenge of maintaining its rural character, charm, tradition, and values, while providing cultural, recreational, housing, educational, commercial and employment opportunities.

Planning can encourage the preservation of open space and farmland, foster the restoration and the preservation of historic sites and structures, preserve our scenic views, support the construction of a variety of housing types and commercial services that benefit the community, anticipate and prepare for growth and technological advances, foster the economic, social and racial diversity of the community, and preserve Granby's Fundamental Values.

### **Statement of Granby's Fundamental Values**

**Agricultural:** Our Town's rural character has its roots in the tradition of New England agriculture; the small farm, the fruit orchard and the dairy. While the land areas dedicated to agriculture remain relatively abundant overall, agricultural activity has changed over time. Commercial farms that provide the primary livelihood of a farm family are now few in number. However, through inclusive zoning and supportive government, a great number of our local homeowners keep livestock, own substantial acreage and maintain large fields and vegetable plots. Together these commercial and family farmlands carry on the Town's agrarian tradition. The visibility of these areas reminds us of our roots and distinguishes our Town from the encroaching suburbia of nearby municipalities. The Town's farmlands and open spaces offer an inviting atmosphere and a local source of fruits and vegetables. Viewing the livestock, smelling manure, experiencing the changing scenery of the fields from the first seeding to the maturation of the crops and the harvesting and the re-growth of winter rye is a treasure that will be missed if it is allowed to disappear.

**Residents:** The residents of Granby apply a broad definition to the term "neighbor". They show concern and offer help to one another during times of sickness, grief, unemployment or other difficulty. Granby is a community of people who can be defined in part by the overwhelming response the Social Services office receives during the holiday season and throughout the year. Based on the comments most often expressed at public hearings, Granby residents cherish the natural environment and are willing to work for its preservation.

**Volunteers.** To a great extent Granby is a community that is run by citizen volunteers. They offer incalculable hours of work on government boards, in recreational programs, in non-profit organizations and in special interest groups and clubs throughout Town. The fund raising and construction of the Town's new Science Center and Playscape are examples of their tireless efforts and generosity. It is the volunteers of Granby donating a part of their lives to enriching the Town that makes Granby an especially welcoming community.



**Scenic Roads:** The well maintained rural roads that meander through Granby are typically narrow and winding. The streetscape often reveals an agricultural character, a forest habitat or a rural residential community. Beyond the pavement, framed by stonewalls and open fields, distant hills can be viewed. The traveler's window view of Granby provides a unique portrayal of the community's rural character.

**Open Space:** Granby is extremely fortunate to have an abundance of open space. Many of these areas have been preserved through the generosity of conservation minded people. The McLean Game Refuge, the Enders State Forest, the Holcomb Farm and many other preserved lands, together with the efforts of the Granby Land Trust, have guaranteed that large areas of Granby will remain undeveloped. The numerous trails throughout Granby's open spaces provide an excellent opportunity for hiking, horseback riding, running, skiing, wandering, exploring and more. Granby's open spaces provide areas for picnicking, swimming, riding, sports activities, socializing, gardening, observation or simple relaxation in the open sun or cool shade.

**Waterways:** The waterways and water bodies of Granby are an integral part of the Granby landscape as well as a vital component of the Farmington River Watershed. Our local waterways maintain a high level of purity and provide for seasonal activities such as fishing, canoeing, swimming and ice-skating while providing a refuge for ducks, geese, beaver and other aquatic life. In addition, waterways and water bodies add a wonderful visual element to our community.

**Wildlife.** We look to the sky when we hear the chatter of the geese and we quickly spot the familiar V pattern of their flight. We stop and listen to the chant of the morning dove, the hoot of the owl and the melodies of the songbirds. We clean up the mess made by the black bears and raccoons and vow to hang our bird feeders a bit higher. We keep our pets in, knowing that coyotes rule the night and listen for their howls. We smell a skunk, laugh at the antics of squirrels and spy a deer in a field at dusk. We catch and release, turn rocks in search of salamanders and shriek with surprise at the sudden movement of a nearby snake. We choose to make our home among the wildlife and we are the better for it.

**Granby Center:** Granby is fortunate to have a cohesive Center dedicated to public and commercial use, with a wide variety of local shops, offices and restaurants. Through a cooperative effort, these businesses have been linked over the past 15 years with vehicular and pedestrian access ways to further unify the area. The Center's traditional New England Town Green provides Granby with a true public place, a central, open area for announcements, dedications, memorials and even protests, where people can exercise free speech, meet with friends or simply relax on "their" Town Green.

**Historical:** The Town of Granby has endeavored to maintain its ties to the past. These historic linkages range from the majestic Granby Oak and the numerous stonewalls, to the homes, barns and farms that reach back to the original settlers of Granby. Clustered together or standing alone, Granby's historical amenities provide an interesting and important contrast to the later developments and remind of our community roots.

## **A TEN YEAR VISION**

**Based on this Plan of Conservation and Development, we believe that in the year 2015 we will find:**

**That the Town has remained primarily a rural residential community with:**

- Agricultural activities and businesses
- Recreational activities and businesses
- The preservation of the Town's rural character
- A sense of community founded in our Fundamental Values

**That the Town Center continues to be a vital commercial and mixed-use area brought about by the creation of a Town Center Mixed Use Zoning Regulation.**

**This Town Center Zone will:**

- Encourage continued vitality and growth
- Offer pedestrian friendly areas
- Maintain a village feeling
- Ensure quality development
- Promote quality building designs incorporating common traditional elements
- Promote compatible signage
- Promote compatible landscaping

**That Residential Development has expanded in a manner that:**

- Maintains the Town's rural residential atmosphere
- Preserves existing neighborhoods
- Creates new neighborhoods with useable open space and pedestrian linkages
- Where appropriate, promotes the establishment of larger lots and mini farms
- Provides housing opportunities for a diverse group of residents

**That the Town Roads:**

- Continue to maintain a high degree of rural character
- Have been constructed and reconstructed utilizing road calming techniques to reduce speed in residential areas
- Are well maintained
- Have become increasingly attractive through preservation of existing streetscapes, the planting of street trees, and preservation of stonewalls
- Are being used by a large number of bicyclists

**That Quality Commercial Development:**

- Has grown significantly in appropriate areas
- Has become more varied in type and adequately serves the community
- Reflects the character and the makeup of the community
- Serves a variety of recreational users
- Has grown in an attractive manner and avoided a pattern of strip development
- Provides an increased number of employment opportunities for our residents
- Is the product of Architectural Review Guidelines.

**That the amount of preserved Open Space**

Has continued to increase, thereby preserving vistas, views, and ridge tops

Has expanded in accordance with the Town's Town Open Space Plan

Has expanded through development application, by Town purchase, or by other Town, State, or private entities

Has expanded using corridors, paths, or trails to link a variety of existing open space parcels

Continues to serve the Town's residents, while preserving wildlife habitat

**That the Town's quality of life has remained high**

With an exemplary School System

With quality recreational programs and increased athletic facilities

With a wide range of services for our senior residents

## GOALS AND IMPLEMENTATION

### POPULATION AND DEMOGRAPHICS

Population and demographics are determined by a combination of housing and employment opportunities, transportation, and other resources available in a community. The adoption and implementation of many of the goals outlined within the various sections of this Plan will, therefore, have an impact on the future makeup of the population. The following are general goals, which address the needs of our existing, growing and changing population.

#### GOALS

Maintain long range and comprehensive planning programs.

Promote cultural awareness and greater social and economic diversity within our population.

Manage growth within the provisions of the enabling legislation

Meet the needs of the aging population.

Address the needs of our youth.

#### IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:

1. Maintain a pattern of land use that promotes the health, safety and welfare of the community.
2. Understand that growth and change will continue. Adopt policies that accommodate and manage growth and change, while preserving our Fundamental Values.
3. Seek to manage growth consistent with the policies of this Plan. Specifically, the growth of the Town should not force or necessitate unwanted changes in the Town's infrastructure nor impact negatively on our Fundamental Values.
4. Promote greater citizen awareness of development, land use and the rights of all landowners. Develop innovative ways to encourage greater public participation in Granby's future planning efforts.
5. Adhere to the goals and policies outlined within this Plan that will aid in diversifying the economic and social makeup of our population.
6. Prioritize and implement policies specifically directed to our senior citizens, as the percentage of older residents will continue to grow.

7. Implement policies outlined throughout this Plan that meet the needs of our children and provide for recreational and social activities for families.
8. Continually review the impact of land use decisions to assess compliance with this Plan. Update this Plan as necessary or whenever changing circumstances warrant revisions. Establish a primary study and rewrite committee at least every 10 years.

## **GOALS AND IMPLEMENTATION**

### **ENVIRONMENT**

The quality of Granby's environment is vital to the Town's overall quality of life. Open, wooded and agricultural lands are as important as the residential and business areas. The preservation of the Town's significant natural, cultural and historic resources must be preserved as the Town continues to develop.

### **GOALS**

Promote Biodiversity

Preserve and maintain natural, cultural and historic resources.

Protect ground water resources.

Protect, preserve, promote, and create wildlife habitat and corridors.

Preserve natural vegetation for its scenic value and for its value as a food source for wildlife.

Protect, upgrade, and maintain the quality of wetlands, watercourses, and watersheds.

Preserve the scenic quality of ridge tops and ridgelines.

Allow reasonable extraction of sand, gravel and other earth resources.

Encourage the preservation of existing farmlands, existing farm operations, agricultural soils, and farm architecture.

Prohibit development within the floodplain.

Preserve scenic views.

Minimize light pollution.

Provide financing for the Town's Open Space Fund.

Establish specific guidelines for the logging of properties.

Adopt a Town Erosion and Sedimentation Control Ordinance.

## IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:

1. Continuously review and modify the Zoning and Subdivision Regulations in response to new studies and technological advances.
2. Require the preservation and the planting of native vegetation and where appropriate, vegetation that provides food for wildlife.
3. Create a Town arboretum.
4. Consider and review the Towns' regulations regarding earth removal with special attention to excessive topsoil removal.
5. Continue to review the Special Flood Hazard Area Zoning Regulations for consistency with the Federal Emergency Management Administration Guidelines and the regulations of the Connecticut Department of Environmental Protection and adjust the boundaries by applying any new flood data, particularly that which is generated by the Army Corps of Engineers. Promote passive recreation and agricultural uses for floodplain areas.
6. Provide for a review of sand and gravel resources and encourage, where practical, the utilization of these products prior the development. Discourage long-term operations.
7. Encourage the permanent preservation of farmland through the State of Connecticut development rights purchase program, through the activities of the Granby Land Trust and through Town financing. Continue to preserve and acquire productive farmland. When reviewing the open space requirement in proposed subdivisions, consider acquiring prime or important agricultural land that could be utilized for commercial farming.
8. Review all proposed regulations for any negative impact on the farming community. Continue the work of the Agricultural Subcommittee in finding solutions to agricultural/residential conflicts. Provide buffers between existing agricultural operations and new developments to avoid conflicts. Survey existing town-owned open space to identify suitable parcels for additional agricultural use. Lease town-owned farmland to support the local agricultural community.
9. Continue and expand the Town's favorable tax policies to protect farm, forest and open space land area. Consider other methods to avoid economic pressures which force land into development.

10. Encourage and support Agricultural Tourism. Consider methods to encourage and allow agricultural operations to engage in commercial enterprises that compliment the more traditional harvesting of crops and raising of livestock. Agricultural enterprises may include farm tours, petting zoo, pumpkin patch, corn maze, farm bed and breakfasts, wool processing, farm camps, farm vacations, agricultural education programs, hay and sleigh rides, horseback riding, pick-your-own, Christmas tree cutting, production and sale of homemade foods, wine tasting and agricultural stores. Agricultural tourism uses may also include special farm visits by a wide variety of groups for education, training, entertainment or leisure activities.
11. Encourage municipal and private groups to acquire or protect natural open space. Work closely to promote the conservation and preservation efforts of the Granby Land Trust, McLean Game Refuge, Salmon Brook Watershed Association and Farmington River Watershed Association. Encourage local participation with such groups.
12. Support creative zoning that protects and preserves wildlife habitat. Encourage scientific management of forestlands and wildlife populations. Avoid construction of barriers to wildlife movement. Maintain unfragmented wildlife corridors, wherever possible. Review the Principles of Wildlife Corridor Design from the Center for Biological Diversity. Consult the DEP Natural Resource Inventory when reviewing land use applications.
13. Evaluate the cumulative impact of incremental air, soil and water pollution on the environment and act to minimize such negative impact.
14. Participate in programs that encourage the Town's residents to conserve, recycle and reduce pollution impacts. Support continued and expanded hazardous waste collection programs.
15. Educate homeowners about the importance of reducing their individual impact on water quality by minimizing the use of fertilizers, herbicides, and pesticides, maintaining septic systems, and properly disposing of cleaning products and automotive oil and grease.
16. Modify the Zoning and Subdivision Regulation to provide appropriate setbacks along the town's waterways and water bodies in all zone and require the use of best management practices to reduce the amount of nutrients, sediment, organic matter, pesticides and other harmful substances from reaching such areas. Promote best management practices on farms to reduce nutrient and sediment loading to streams. Encourage Integrated Pest Management Programs to reduce the negative impact of pesticides and herbicides
17. Require developers to use the established best management practices in both the design and actual construction of new subdivisions.
18. Develop guidelines to lessen light impact in residential neighborhoods. Apply minimum lighting safety standards for commercial development.



19. Prepare a list of state and local authorities to aid and advise the Town as needed.
20. Consider hiring of a full or part-time wetlands staff employee to assist commissions in evaluation of applications and enforcement of regulations.
21. Adopt the Farmington Valley Biodiversity Project's Conservation Area Map and associated databases and utilize them in the Planning and Zoning and Inland Wetland Commission's land use review process. Where appropriate make regulatory changes to promote biodiversity.
22. Adopt a Town Erosion and Sedimentation Control Ordinance that establishes the minimum standards and promotes best management practices to limit erosion and sedimentation. Utilize the 2002 Connecticut Guidelines For Soil Erosion and Sedimentation Control, (prepared by the Connecticut Council on Soil and Water Conservation in cooperation with the Connecticut Department of Environmental Protection,) in developing the ordinance and include substantial fines for the violation of such ordinance.
23. Review the State Statutes regarding the regulation of logging operations. Consult with officials with the State Department of Environmental Protection in an effort to adopt basic standards for the logging of properties.
24. Adopt regulations for the preservation of Granby's ridgelines. Maintain the natural defining contours of our ridgelines including tree lines and vegetation during development. Establish standards to minimize the visual impact of homes or buildings, roads and other infrastructure on the surrounding landscape without breaking the natural contours of the ridgeline.

## GOALS AND IMPLEMENTATION

### HOUSING

Housing within the Town of Granby will remain predominantly single family, owner occupied. However, a variety of housing options should be considered to encourage a more diverse population. The location and design of developments should blend with the surroundings.

### GOALS

Encourage location and site design of new housing that enhances the rural residential identity of Granby

Provide the opportunity for the construction of multi family houses where appropriate.

Encourage the construction of active adult housing.

Encourage the availability of a variety of housing options for our elderly residents.

Encourage the construction of affordable family housing dispersed throughout the community.

Encourage the construction of housing that utilizes alternative energy sources and is designed for energy conservation.

Respect the integrity of existing neighborhoods in residentially zoned areas.

Encourage the preservation of historic homes.

Encourage the continued maintenance and rehabilitation of our existing housing stock.

### IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:

1. Continue to work with the concept of open space development. Utilize the open space regulation, Flexible Residential Development (FRD), which provides an adaptable approach to the arrangement of housing lots and open space. Consider a density bonus within FRD for the construction of affordable housing for low or moderate income persons.
2. While this Plan recognizes the environmental, preservation, social and economic benefits of FRD development, it also recognizes and supports traditional patterns of residential development. Therefore, this Plan should not be interpreted as prohibiting large lot residential development, five acres or more, particularly where such lots will be used for the raising of crops, the keeping of horses and other livestock, the building of barns or will otherwise promote, protect, retain and encourage Granby's traditional New England agricultural character.

3. Consider an amendment to the Zoning Regulations, which would allow the construction of owner-occupied two-family structures or a mix of one and two family structures where public sewer and water are available.
4. Continue to allow accessory (in-law) apartments.
5. Carefully examine the impact of all zoning and subdivision amendments on established neighborhoods.
6. Encourage the renovation, restoration, maintenance and preservation of our older homes with special attention to the architectural integrity of the exterior. Where these homes are threatened, consider alternate uses that are compatible with the neighborhood, structure and site.
7. Consider a zoning amendment that permits a mix of housing and commercial use within the Town Center and in commercial zones.
8. Consider the adoption of an overlay map that identifies possible sites for future Planned Development Multifamily Zones.
9. Consider the use of a density bonus for the construction of low and moderate-income family units within these zones.
10. Discourage higher density land uses in rural areas where existing and proposed infrastructure is not adequate to support such development. Encourage lower density land use development in rural areas which is consistent with the natural capacity of the land to provide on-site systems needed to support growth. Consider a system of density transfer from environmentally sensitive areas to areas containing public water and sewers.
11. Continue to give attention to the condition of our housing stock and to provide innovative ways to maintain its quality. Continue to seek funding for the Housing Rehabilitation Program and other State/Federal grants. Educate the public as necessary on the importance of long term and consistent home maintenance.

## **GOALS AND IMPLEMENTATION**

### **BUDGETING, TAXATION AND GRAND LIST GROWTH**

Granby must strive for a stable tax structure. The Town's quality of services has a significant impact on the overall identity of the community. In an effort to maintain the Town's fundamental values, Granby must continue to exercise fiscal restraint while providing the necessary funding to continue the high quality services and innovative programs and efforts that have led us to the year 2005. To be successful and to adequately serve all of its residents the Town must continue to seek creative solutions to meet its fiscal responsibilities.

### **GOALS**

Diversify the Grand List by increasing the commercial component, consistent with the Town's Vision and Fundamental Values.

Maintain a stable and predictable tax rate.

Adopt, maintain and follow a capital improvements plan.

Encourage and to maximize the use and effectiveness of Granby citizen volunteers.

### **IMPLEMENTATION**

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:

1. Encourage and provide for the expansion of existing commercial and industrial operations. Continue a working relationship with the Granby business community. Recognize the needs of existing businesses and anticipate the impact of future regulation. Encourage new commercial and industrial development without compromising the fundamental values set forth in this Plan of Development. Promote the construction of commercial projects in an effort to have commercial development make up 10% of the town's total grand list.
2. Continue the Town long-range financial planning efforts.
3. Recognize the implications that tax increases have, particularly on those with fixed and limited incomes. Work on increasing options and choices available for those residents who are unable to afford tax increases, but remain cognizant of, and anticipate the impact on the remainder of the community when any particular group is provided with a tax break.
4. On a service-by-service basis, investigate the cost savings, which could be afforded the Town through regionally provided services.

5. Provide a system to continually and publicly recognize and commend the many volunteers that serve the Town. Encourage the participation of future volunteers and provide educational resources where possible.
6. Seek creative sources of program/service funding. Determine if there are services, which should be paid for directly by those individuals receiving the benefit, and consider a direct fee system. Where direct fee is required provide a mechanism to help those who are unable to pay and who want to participate or require the service.
7. Encourage donations to fund programs and special events and set up a system to receive charitable contributions. Set up a system to continuously explore the availability of, and make application for, grant funds.
8. Seek creative ways to avoid increasing expenditures.
9. Recognize the shortcomings of the property tax system. Understand the impact of municipalities competing against one another for business, rather than working together. Work with the State to reduce the negative impact that property taxes have on attracting business, while seeking to provide an alternative system of local government funding.

## GOALS AND IMPLEMENTATION

### TRANSPORTATION

To get from one place to another the vast majority of Granby residents depend on motor vehicles. Over the last 50 years, it has been the motor vehicle that has dictated land use patterns and individual site design. During the past 10 years, Granby has altered this pattern by decreasing the road widths in new developments, preserving scenic roads, limiting curb cuts and requiring buffers between existing roads and new developments. While the Town must continue to emphasize a smooth and efficient transportation system, the system should not take precedence over quality site design, the convenience of pedestrians and the Town's Fundamental Values.

### GOALS

Provide easy access to a variety of transportation systems within and through Granby.

Provide for modes of transportation other than the motor vehicle.

Provide for the improved movement of vehicular and pedestrian traffic through the center of Town.

Provide for the safety of residents through proper street maintenance and design of new roadways and intersections.

Continue to provide for the networking of existing and proposed subdivisions.

Continue to promote and encourage the preservation of scenic roads.

Prepare an emergency plan for mass public transportation, which can be implemented quickly in case of restrictions on motor vehicle travel.

Avoid the construction of straight and direct roads within subdivisions.

Discourage the connection of arterial roads through residential subdivisions.

Provide for the careful placement of curb cuts along collector and arterial roads. Limit the number of curb cuts.

Continue to review and participate in long-range roadway and traffic plans for Granby. Encourage maintenance and designs that are in conformity with the overall goals of this Plan of Conservation and Development as well as the Town's Fundamental Values.

Continue to participate in the Greater Hartford Transit District, particularly in regards to public transportation and on any future rail service, such as the proposed Griffin Line.

Establish a second entrance to Salmon Brook Park.

## IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:

1. Examine the Town Center area in an effort to reduce traffic congestion during peak hours. Develop a plan that will provide more efficient movement of vehicles through the Center. Address the alignment of the Route 10 and Route 20 intersections.
2. Any proposed changes must be consistent with Town's Fundamental Values.
3. Encourage commercial activity within the Town Center and continue to link these businesses to encourage one-stop shopping and walking to complete local errands. Develop a system of central parking areas and user-friendly sidewalks and grassy rest areas that include landscaping and benches.
4. Provide bicycle paths or lanes and encourage their use for short trips where and when practical. Require bicycle and pedestrian paths between adjacent subdivisions.
5. Together with future developments, provide areas for express bus stops in and around the center of Granby. Consider an additional park-and-ride lot to encourage car-pooling and the use of public transportation.
6. Study the success of the Senior Van Program. Following this lead, design additional programs such as dial-a-ride services to promote shared trips. Consider similar means of local ridesharing.
7. Encourage new street designs that compliment residential neighborhoods. Such designs should reduce vehicular traffic volume and the speed of vehicles on residential streets. New streets should be designed with horizontal and vertical curvature and should employ the use of various traffic calming techniques. Curb extensions, roundabouts, landscaped median strips, pavement treatments, and increased roadside vegetation should be explored in an effort to decrease speed and improve the aesthetics of the residential environment. Sketches of appropriate street calming techniques should be prepared and included within the Subdivision Regulations to provide a clear understanding for future developers. These calming techniques should also be considered on existing residential streets, where excessive traffic, noise and speed have reduced neighborhood livability.
8. Recognize that dead end roads do not serve the general public and fall outside of the Town's transportation road network. Discourage the construction of new cul-de-sac roads except where they are designed as private roads. Consider reducing the maximum length of a dead end road.

9. Apply a comprehensive and long-range view when considering the design of proposed subdivision streets. Require rights of way in various locations along proposed streets to accommodate linkages to future developments. Such linkages can provide for future residential vehicular, pedestrian and bike movements between neighborhoods. Such connections can improve safety, reduce vehicle trips, add convenience, reduce costs, preserve fuel and expand the neighborhood environment without increasing traffic volumes or vehicle speed.
10. Develop a list of roads, sections of roads and intersections, which are deficient in safety or design and prepare a long-range plan for their continuous improvement.
11. With the approval of commercial developments, require the construction of sidewalks. Provide for the construction of pedestrian and bike paths throughout the Center area and along the westerly side of Route 10, extending from Salmon Brook Park to the Granby Middle/High School. Establish crosswalks where necessary and convenient, particularly within appropriate locations along Bank Street, Salmon Brook Street, Hartford Avenue and East Granby Road. Study other areas where sidewalks and or pedestrian and bike paths should be considered and prepare a location plan.
12. Establish a volunteer traffic board or transportation subcommittee to study these recommendations and to prepare a long-range plan for sidewalk placement, center realignment and traffic circulation, pedestrian and bicycle paths, public transportation emergencies and other transportation issues.
13. Participate in the long-range planning of the Greater Hartford Transit District or on other systems similar to the proposed Griffin Line. Seek to ensure easy access to the transportation system for Granby residents by establishing convenient park-and-ride accommodations.
14. Build a new parking lot off Route 20 and create an emergency vehicle access to Salmon Brook Park from Route 20.



## **GOALS AND IMPLEMENTATION**

### **COMMERCIAL AND INDUSTRIAL DEVELOPMENT**

During the past ten years, Granby has experienced steady commercial and industrial growth, but continues to rely on residential property taxes for the majority of its operating funds. Approximately 100 acres is currently developed for commercial or industrial use. These users have proven to be a benefit to the tax base as the tax revenue they produce exceeds the services they receive. Businesses can also benefit the community by providing employment, shopping, and business opportunities. The overall quality of building design, the specific business use, the location of the business, the site design and the vehicular and pedestrian access are crucial elements in design of all future businesses. The community's support for additional commercial growth will continue to be dependent on the residents' perception of this growth and the perceived consequences growth has on our community life and Fundamental Values.

### **GOALS**

Maintain our existing commercial base and to encourage appropriate and acceptable expansion, rehabilitation and revitalization.

Increase opportunities for employment within the Town.

Increase the availability of local commercial services.

Establish and maintain a high standard of quality for commercial development.

Provide opportunities for appropriate commercial and industrial development.

Provide greater opportunities for mixed use commercial and residential development.

Provide more opportunities for home occupations.

Discourage small scale, poorly placed, individual commercial developments along our major routes.

Provide for low intensity commercial or industrial uses that can serve as a transition between commercial and residential developments.

Provide adequate buffers between differing uses.

Protect industrial and commercial land from residential encroachment.

Provide vehicular and pedestrian linkages between abutting commercial developments.

Increase the amount of land zoned for commercial development.

## IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:

1. Continually review the Zoning Regulations in response to innovations taking place in the other municipalities and the marketplace.
2. Recognize that business activities that are unknown today may become fashionable tomorrow. As these new businesses may not fall within the scope of the current Regulations, when appropriate consider modifications to the Regulations.
3. Consider an expanded use of special permits to allow for a greater variety of home occupations while providing assurances such uses will not interfere with the quality of the residential environment.
4. Request the Development Commission to prepare a list of commercial uses, products and services that are presently unavailable within the Town. Outline uses that would have a positive impact on the community. Study the current Regulations to identify barriers to the establishment of such uses. Identify market conditions that favor such uses and seek out and advocate their development.
5. Provide greater opportunities within zones for mixed use developments.
6. Review and update the Economic Development Zone as needed.
7. Study the feasibility of rezoning undeveloped or sparsely developed residential zones to mixed-use zones or village zones. These zones could permit, at a residential scale, offices, retail/service uses, recreational uses, etc., by special permit and under certain conditions.
8. Avoid the construction of small scale, individual commercial and strip developments along our major routes by requiring minimum distances between curb cuts and placing size constraints. on the construction or conversion of a building for commercial use. The restrictions may be greater for retail/service uses and reduced for office development.
9. Amend the Zoning Regulations to require performance standards and criteria for architectural and site design
10. Survey the citizens to elicit their comments on the types of development they would support.

11. Study the C1 zone and adjacent R30 zones, located along Salmon Brook Street and Canton Road, in the vicinity of the YMCA. In its current form, the C1 zone is a strip zone that will encourage small-scale individual commercial development, with numerous curb cuts. In order to avoid development on these individual parcels, encourage a comprehensive approach to the area by increasing the depth of the commercial zone, while combining parcels and limiting curb cuts. A logical commercial boundary appears to be the wetlands, located to the west of Salmon Brook Street. Higher intensity commercial uses should be buffered from existing single-family residential uses through the establishment of transitional uses. Encourage the development of multifamily or office uses between commercial retail and residential development.

## GOALS AND IMPLEMENTATION

### GRANBY CENTER

The Granby Center is the focal point of the community. While the Center should remain the primary area for historical, governmental, commercial, educational and residential activity, there is a need to more closely link these activities to create a more cohesive identity. Together with the uniting of the Center area, a major emphasis must be placed on improving the traffic and pedestrian flows, recognizing that the volume of traffic will continue to increase. This increase will occur not only in response to the growth of the Center but to the substantial growth that will take place in and around the rest of Granby.

### GOALS

Encourage the development of the Granby Commercial Center as a unified business area.

Maintain the Center as a historic, social, commercial, professional, educational, and governmental area.

Encourage the development of visual linkages throughout the Center.

Improve pedestrian access throughout the Center and to link area businesses, particularly those separated by State Routes 10, 20, and 189 with sidewalks and crosswalks.

Increase the number of organized social and special events within the Center.

Develop long-range solutions to the existing and potential traffic problems.

To increase the amount of land zoned for commercial activity within the Center.

Increase the vitality of the Center by linking the existing residential developments to the Center and by identifying future sites within the Center for multifamily development.

Implement creative zoning techniques or special zones to preserve the historic nature of the Center.

Design and adopt a Granby Center Zoning District which recognizes the uniqueness of the area and effectively guides the future growth.

Maintain the Center Green as a special focal point within Center.

Encourage the development of centrally located public gathering spaces located within the Center.

Maintain cohesive visual linkages in the design of newer developments and to encourage the redevelopment of properties which detract from the appearance of the Center.

Endeavor to further diversify the Center.

Provide improved pedestrian access and convenient services for the senior citizens who reside within the Center.

## IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:

1. Investigate the need for special requirements and determine the adequacy of existing land use regulation within the Center. Consider the design of a specific Granby Center Zoning District that would more suitably provide for the area's future growth and preservation. Consider specific and unified sign, lighting, landscaping, building and other design guidelines in an effort to maintain cohesive visual linkages. Review requirements for internal pedestrian and vehicular access ways including crosswalks and recreational paths between properties to further unify the Center. Consider modifying the side and rear yard requirements to reflect the existing and desired relationship between properties. Study the potential for a common parking lot within the Center. Review and make changes to traffic and pedestrian flow patterns along Bank Street and throughout the Center. Consider further provisions that encourage redevelopment and consider permitting structures that combine residential and commercial activity.
2. Form a Granby Center study group that includes members of the Chamber of Commerce, town officials, interested citizens, and professional advisers to address items in point number one above.
3. Conservatively address a resolution of the traffic problems with consideration given to maintaining the appearance of the Center and Town Green. Where possible, traffic flow patterns should be improved. However, it is essential to recognize serious problems generally occur only during peak hours.
4. Continue cooperation among all Center businesses. Encourage them to identify themselves as Granby Center businesses and to use cooperative advertising, promotions and a common logo.
5. Encourage continued cooperative events such as sidewalk sales, Granby business expositions, or the engagement of special acts to attract consumers to the Center. Promote the special features of the Center.
6. Continue to encourage special events within the Center, such as concerts, parades, road races, and sporting events.
7. Endeavor to make the Center pedestrian friendly. Continue to link and extend the existing sidewalks and establish crosswalks where necessary and convenient. Encourage the Planning and Zoning Commission to require sidewalks and recreational paths throughout the Center area, as well as linkages of the Center to the Farmington Valley Greenway. Explore ways to create pedestrian linkages between the Town Municipal Complex and the Center businesses.

8. Inventory all undeveloped areas within the Center. Review the possibilities for vehicular access and determine the suitability of connecting these sites to public water and public sewer. Study the relationship of these sites to existing developments, considering linkages and outlining buffering opportunities. Determine the suitability of rezoning parcels for commercial, multifamily, active adult or mixed-use development.
9. Recognize the uniqueness and importance of the Center historic properties. Understand the long-range risk to these properties from excessive traffic and pressures for conversions to higher intensity uses. Encourage a continuation of the existing residential uses of these structures. However, consider the adoption of specific regulatory tools, which permit the conversion, or reuse of a structure where such change will result in an improvement or greater protection of the District. An office, bed-and-breakfast, inn, antique shop or other use may be appropriate if properly designed and with specific conditions regarding the use, particularly in conjunction with a facade easement or other permanent preservation tools to maintain the integrity of the historic homes on Route 10.
10. Review the function and design of the Town Green. Consider the preparation of a specific design plan for this area.

## GOALS AND IMPLEMENTATION

### OPEN SPACE AND RECREATION

Granby is characterized by abundant open space that contributes a great deal to our quality of life. However, while many acres of land are permanently preserved, there also is a significant amount of land that is still available for development. Without continued focus on the preservation of much of that land, the Town's ratio of one acre of open space for every two residents certainly will decline as the population increases. The preservation of open space will offer more recreational opportunities, increase wildlife habitat, protect our water resources and offer the availability of local produce, all of which adds to the atmosphere that our residents prize so highly. The reservation of open space in many cases also makes good economic sense, because studies in municipalities similar to Granby have confirmed that developments in some areas require governmental services that cost significantly more than the taxes residents in such places pay. The Town's Open Space Policy sets for this rationale.

#### GOALS:

Maintain the character of Granby through the preservation of significant additional open space.

Preserve Granby's remaining productive farmland.

Maintain a Town-wide ratio of one acre of permanently preserved open space for every two residents and strive to achieve a ratio of one to one.

Establish open space corridors by connecting existing permanently preserved parcels.

Maintain and preserve the Holcomb Farm as open space, and for educational, recreational, and agricultural activities.

Utilize wetlands, streams and floodplains for linking open space areas.

Provide a system of parks and facilities that addresses the leisure and recreational needs of the community.

Preserve, maintain and extend existing hiking and horse trails.

Minimize habitat fragmentation.

Develop methods to increase funding for the purchase and preservation of open space.

Continue the Town's favorable taxation policies towards undeveloped lands.

## IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:

1. Continue to promote the use of open space in subdivisions, placing emphasis on those areas, which can link existing open space parcels. Encourage Flexible Residential Development wherever possible instead of conventional subdivisions and revise the FRD regulation as necessary to preserve as much land as possible.
2. Continue to encourage developers to plan open space early in the application process.
3. Link existing preserved parcels by using undevelopable areas such as wetlands, streams and floodplains.
4. Continue to identify areas of desirable open space and establish a protocol for notification to preservation groups when the land becomes available.
5. Increase public awareness of the need to make the appropriate acquisition of open space a community priority.
6. Amend existing regulations to increase the width of buffers and setbacks to provide adequate corridors adjacent to wetlands and watercourses to provide linkages between open space parcels.
7. Acquire easements over existing trails, particularly those that link open space areas, and extend these trails when additional open space is acquired.
8. Consider an amendment to the Zoning Regulations, which would provide for a transfer of development rights program to preserve Granby's open space, particularly farmland. Such a program would permit a reduction in the currently allowable density of existing open space property, together with an increase in the allowable density of an alternate location. The owner of the open space property would be compensated for the reduced density through the sale of density vouchers, which could be applied to an alternate parcel.
9. Apply the recommendations outlined within the Town's Master Recreation Plan when considering open space dedications proposed in conjunction with development applications. Consider a reduction in the actual land dedication where a developer agrees to construct recreational facilities. Consider utilizing a portion of the former Holcomb Farm property to fulfill some of the recreational needs outlined within this Plan. Recognize the open space linkages provided by the Holcomb Farm and maintain an open portion to preserve this linkage.
10. Provide parks to address the leisure and recreational needs of present and future residents.



11. Protect the Town's forests in order to maintain wildlife habitat. Identify each of the forests and prioritize their preservation.
12. Continue to add to the Open Space Fund for the purchase and improvement of open space. Prepare an amendment, which would allow developers to pay a fee in lieu of open space where such open space would provide little benefit to the Town. Encourage donations and promote fundraisers to build the fund. Utilize the fund for the Town's direct purchase of open space, to assist the Granby Land Trust or other group in acquiring open space areas, or to supplement the State's purchase of development rights program. This fund could also be available for matching funds with State and federal open space acquisition programs.
13. Encourage community groups to adopt a trail or open space areas and assume responsibility for the long-term maintenance of such areas including placement of road signs and the development of parking areas when appropriate.
14. Produce hiking, riding and cycling maps and descriptive brochures of areas of particular interest.
15. Support enabling legislation for a conveyance tax to be used for the purchase of open space.
16. Support enabling legislation for impact fees.
17. Maintain, review and modify the Town's taxation policy towards undeveloped land as appropriate so that large residential landowners are not forced into selling their existing open space parcels.
18. Encourage and permit agricultural operations to engage in activities that seek to sell the agricultural experience or to use the agricultural experience to attract people and sell farm products.

## **GOALS AND IMPLEMENTATION**

### **GOVERNMENT SERVICES AND PUBLIC FACILITIES**

The Town of Granby provides a wide range of services to meet the needs of its citizens. Granby attributes include a very low crime rate, a fine school system, well-maintained roads and facilities, and knowledgeable and accessible public officials. The majority of the Town's public buildings and facilities adequately serve the Town. The Town must continually monitor change and be prepared to efficiently respond to the growing and changing demands on government.

#### **GOALS**

Maintain the current level of services to the community.

Control the growth and cost of government services to the community, while maintaining a high quality of service.

Limit the amount of new regulation.

Continue the current level and quality of volunteers who serve the Town.

Continue the long-range needs for public sewer and water.

Maintain a high standard of education.

Combine services with other communities in an effort to reduce costs and maximize the public benefits.

Combine and share services and improve communication between various Town agencies and departments.

Clarify, refine or remove, as may be necessary, the Town's exemption from the Zoning Regulations.

Acquire important land areas around existing municipal facilities, parks and uses.

## IMPLEMENTATION

In order to implement Granby's 10-year goals, the following policies, practices, and amendments, where appropriate to the Town land use regulations, should be considered:

1. Continue to recognize the relationship between taxes, services, and regulations. Carefully analyze the projected costs and benefits of all proposed changes.
2. The Town should be innovative in identifying private services that a majority of the citizens are separately purchasing and determine if these services could be provided Town-wide at significant reductions in cost. While it is important to limit the size of government, the Town should provide the highest quality of services possible to citizens at the lowest cost.
3. Refrain from adopting new regulations that appear to settle disputes between neighbors and recognize that when such regulations are applied unilaterally they often cause more problems than they solve. Understand that the vast majority of the Town's citizens can responsibly make their own decisions concerning their private properties and that most desire to be free from unnecessary governmental limitations on their freedoms.
4. Recognize the value of our volunteers. If the residents were required to pay for the countless hours these volunteers give to the community, there is no doubt that the costs would be substantial. The Town should look for ways to recognize these individuals for their efforts. All volunteers must feel that the hours of service that they donate to the community are greatly appreciated.
5. The Town should keep apprised of the growth plans of Granby's two public water companies. Copies of this Plan of Development should be made available to these public water suppliers and further studies concerning the extension of water mains should be undertaken. The extension of public later lines north along Salmon Brook Street should be explored.
6. The Town should continue to recognize the importance of high quality of public education. Granby's school system is recognized for its high standard of education and to date, the community has appeared committed to maintaining this standard. There is a direct relationship between property values and the quality of the Town's school system. It is important that the Board of Education remain innovative while operating economically and recognizing how best to provide the highest standard of education at a reasonable cost to the taxpayers.
7. Continue to pursue the benefits of regionalization. Regionalization is the cooperation among towns that results in a more efficient, cost effective, timely or informed delivery of government services. As the Farmington Valley Health District (FVHD) cooperatively provides 10 area towns with Health Code related services, perhaps a similar organization could provide wetlands enforcement and similar services. Currently the Granby Building Department provides the Town of Hartland with building inspection and related services and the Granby Police Department provides dispatching services for the Town of East Granby.

8. Such arrangements should be expanded wherever possible and explored for educational services. Given Granby's proximity and close relationship with East Granby, the two towns should explore the possibility of sharing a wide range of governmental services. Other areas of regional cooperation must continually be explored in an effort to provide increased service, reduce costs or make other improvements in the delivery of town services.
9. The Town Manager form of Government has proven effective in overseeing the local function of governmental services. The various departments and staff are kept aware of the wide variety of activities that occur and staff can quickly respond to public inquiries. However, the Town administrative departments and the Board of Education should continue their recent efforts to improve communications and to share information, technology and services.
10. The Town of Granby is currently exempt from zoning regulations by ordinance of the Board of Selectmen, adopted in 1964. The state statutes that authorize such exemption have been amended since this wording was adopted and the existing exemption appears outdated and cumbersome. The Town should review and update the current exemption or modify the Zoning Regulations to include the wide range of existing and future municipal uses.
11. The town should seek to acquire important land areas around existing municipal facilities, parks and uses. By acquiring such areas the Town will maximize the use of its existing infrastructure, concentrate municipal use in areas previously established, maintain existing municipal development patterns and save on the costs of establishing new sites. The Town should immediately prepare an inventory of important and desirable properties that abut existing municipal properties and be prepared to act quickly when such properties become available for purchase. There is often little time for such decision making once a property is listed for sale.

## Definitions

**Agricultural Land:** A contiguous land area of 5 acres or more, regularly used for crop production, and/or in support of livestock, including the related activities of tillage, fertilization, pest control, harvesting, and marketing and including the area in and around farm outbuildings, drainage and irrigation ditches, water supply and similar agricultural support structures, facilities and services. Agricultural land does not include forest management and timber harvesting activities.

**Aquifer** - Rock or sediment in a formation, group of formations, or part of a formation which is saturated and sufficiently permeable to transmit economic quantities of water to wells or springs.

**Aquifer, confined** - An aquifer that is overlain by a confining bed. The confining bed has a significantly lower hydraulic conductivity than the aquifer.

**Aquifer, unconfined** - An aquifer in which there are no confining beds between the zone of saturation and the surface. There will be a water table in an unconfined aquifer. Water table aquifer is a synonym.

**Biodiversity** - The range of animal and plant life in an ecosystem, including land based and aquatic ecosystems, and the ecosystems of which they are part

**Commercial/Office Space**-Areas dedicated to commercial uses.

**Diversity** – A variety or mixture of traits. A community’s economic diversity will refer to the various income ranges and wealth of the population. A diversity of housing will refer to differing values, sizes, styles and densities of the living units. Diversity is often used to reference a community’s ethnic, religious or racial mix.

**Established Neighborhood** - A stable residential area of existing homes, fully constructed and occupied with a supporting infrastructure of streets, driveways, drainage and electrical services and often surrounded by mature vegetation. An area where the existing residents anticipate little if any future development.

**Floodplains:** As defined by the Federal Emergency Management Administration through the Army Corps of Engineers.

**FRED:** Flexible Residential Development

**Fundamental Values** – Values that are special to the Town of Granby and its residents and which were specifically identified as crucial for the preservation of the overall quality of our community.

**Groundwater** - The water contained in interconnected pores located below the water table in an unconfined aquifer or located in a confined aquifer.

**Industrial-** Land areas dedicated to industrial uses, light manufacturing and excavation.

**Non-Family Household:** A household with a single person living alone or with non-relatives.

**Open Space** – In contrast to vacant land, open space typically refers to preserved land. These areas are often owned, by the Town, the State DEP, the Granby Land Trust, the McLean Game Refuge or a similar entity or restricted by easement from development. Farmland, woodland, parks, streambelts, greenways and recreational corridors all typically fall under this widely used term.

**Passive Recreation** - Activities that generally encompasses the less intensive range of outdoor uses, compatible with preserving natural resource functions such as wildlife habitat and floodplain protection and includes activities such as walking, jogging, X-country skiing, mountain biking, horseback riding, kite flying and other such activities that are not team sports or involve the use of motorized vehicles or equipment.

**Public and Semi-Public Facilities-** Areas set aside for use by the population. This includes school buildings and offices for the educational staff, Town government offices and buildings, police and maintenance.

**Roads:** The total right-of-way width of both paved and unpaved roads that are public access ways.

**Streetscape** - The side of the roadway that is visible to a passing motorist. The streetscape is often the most important element in the formation of a resident's or visitor's visual impression and sense of the community

**Rural Character**– A combination of:

- (a) The **visual character** that will include open fields, significant woodlands, farmland and livestock, narrow, winding roads, historic homes, stone walls, and country barns
- (b) The **natural character** that will include fresh, clean air and water, low density, preserved land and abundant flora and fauna.

**Social Character** – The combination of caring neighbors, community pride, volunteerism and a solid work ethic.

**Ridgeline** – The visual line of rock and earth formations with its trees and other vegetation that defines an elevation against a backdrop of sky or earth. Also referred to as ridge top.

**Rural Residential** - A community that is no longer rural, but not suburban either. Residents tend to describe a Rural Residential place as being "*in the country*", where a degree of rural character still remains.

**Vacant Land** - Any land that remains in an undeveloped state and is not defined as open space. Any land that is not used for residential, commercial, industrial or similar us, or excess acreage on a developed residential lot.

**Wildlife Corridor** – A swath of protected land and/or water where animals can live, travel and migrate undisturbed by development and other human activity.

## THE CASE STREET AREA

A Formula for the Preservation and Development of a Unique Section of the  
Town of Granby



Prepared by the Case Street Area Study Committee

October 18, 2006

# THE CASE STREET AREA

## A Formula for the Preservation and Development of a Unique Section of the Town of Granby

Report from the Case Street Area Study Committee.

### INTRODUCTION

At the Planning and Zoning Commission meeting of January 10, 2006 the Planning and Zoning Commission appointed a Case Street Area Study Committee to study the Case Street area and to report its findings and recommendations to the Commission. In general, the Case Street area includes at minimum, Edgerton Road, Fielding Woods Road, Hickory Hill Way and Knollwood Lane. The area extends from Case Street to the Town boundaries of Canton and Barkhamsted and extends to and includes the existing permanently preserved lands of the State of Connecticut and the McLean Game Refuge. A map of the study area is identified as Exhibit 1 in the appendix.

The members of the Case Street Area Study Committee are identified in the Appendix, Exhibit 2. The members of the Committee include a private engineer who has worked on a variety of development applications throughout the Town of Granby; two local home builders, the Granby Wetlands Officer; a former member of the Planning and Zoning Commission, the Chairman of the Conservation Commission, the Granby Deputy Fire Marshal, a Case Street resident who is also an employee of the State DEP, 3 other Case Street area home owners, and the Town's Director of Community Development. The Granby Police Chief was available to answer questions and to provide advice to the Committee members.

The establishment of the Case Street Area Study Committee followed the Planning and Zoning Commission's adoption of a moratorium which limited the subdivision of property within the Moratorium Area to the creation of 3 or less lots. The moratorium map, as adopted, is identified as Exhibit 3 in the appendix. The moratorium is in place for a period of 12 months, beginning on 2-1-2006 and ending on 2-1-2007. In adopting the moratorium the Commission cited Section 8.29.1, Statement of Purpose for the adoption of the Moratorium. This Statement of Purpose is identified as Exhibit 4 in the appendix. The study area differs from the moratorium area as the Planning and Zoning Commission removed a parcel of approximately 100 acres from the moratorium area in its final decision on the moratorium. This parcel was removed primarily because a subdivision application was pending for this property and Town Staff had suggested that they could work more effectively with the applicant on design modifications if the area was removed from the moratorium. This property is however a part of the overall study area.

The Committee held its first meeting on January 31<sup>st</sup> and following an introduction of the members held a general discussion of the area and adopted a Mission Statement. The mission statement is attached and identified as Exhibit # 5 in the appendix.



## **THE STUDY AREA**

The Study Committee met on 8 different occasions. The meeting minutes are available in the Office of the Granby Town Clerk. At these meetings the Committee put together and studied various maps of the study area and surrounding land areas, reviewing contour lines, identifying steep grades, reviewing soil data, soil maps, identifying adjacent areas of permanently preserved open space and discussing the uses of land and quality of life issues of the area residents. The study area has become an area of much discussion due to the existence of large undeveloped properties and the potential that many of these properties could be offered for development in the near future. The area contains approximately 2,050 acres and fewer than 70 homes. This area has seen very little development over the past years, particularly in comparison the other areas of the Town of Granby.

Of the study areas 2,050 acres, 820 acres are permanently preserved as open space. The remaining 1,230 acres are made up of separate parcels of property in private ownership. Of these, 7 properties contain in excess of 84 acres, for a total of 680 acres. That is, 55% of the study areas total private property is contained within 7 properties. Twenty-four privately held properties contain over 9 acres, for a total of 1,030 acres. Properties containing 9 acres or more make up 84% of the total privately held land within the study area. The above outlines the significant impact that a few large property sales and subsequent development could have on the study area.

## **LOCATION**

The Committee noted that the study area is far removed from the Granby Center area and the Town Administrative, Police, Public Works, Education and Fire Protection services. Case Street has the highest elevation within the Town of Granby, an elevation of 1,150 feet. This elevation is over 900 feet higher than the Center of Granby and on average 900 feet higher than Granby's 4 school locations. Committee members noted that it is not unusual to find heavy snows falling over the study area while it is raining in the Granby Center area. Such conditions can be a challenge for the Superintendent of Schools who must make decisions for the entire school system and for the Department of Public Works. The area is over 700 feet higher than the elevation of the nearest Fire Station, which is located on West Granby Road. The closest Case Street home to this Fire Station is over 3 miles away. The farthest home from this Fire Station is just less than 5 miles away.

The Committee expressed concern for the intersection of Case Street and Barkhamsted Road. It was noted that Case Street descends steeply to this intersection and area residents noted numerous instances when cars slid through the intersection, particularly during winter conditions. Also noted was the difficulty that many vehicles encounter when attempting to go up Case Street from this intersection, again particularly during winter conditions. Maps of the area are identified as Maps A-F and are found in the Appendix.

## QUESTIONNAIRE

It was determined that a resident questionnaire would help the Committee to understand the use of property and quality of life issues within the study area. A questionnaire was prepared and sent out to all of the area homeowners and property owners of record. The Committee received an overwhelming response to the questionnaire with approximately 50% of the residents responding. The responses clearly demonstrated that the area residents valued the rural nature of this area. Many had outbuildings and animals that are typical of a rural environment. Overwhelmingly the residents of the study area stated that they enjoyed wildlife and the dark skies. The residents clearly enjoyed the remoteness of the area and the agricultural setting. Not surprisingly the area residents did not like speeding cars, peak hour traffic and encroaching development. Overall the residents wanted to see the rural nature, wildlife and farms preserved. The information was extremely helpful in understanding the resident's use of land, concerns, desires and goals. The resident questionnaire form is attached to this report and is identified as Exhibit #6 in the Appendix. A breakdown of the resident's response is identified in the appendix as Exhibit #7. (Note: A complete packet of all responses is available in the Granby Office of Community Development).

## FIRE SAFETY

**The issue of fire safety and the ability of the Lost Acre Fire Department to rapidly respond to the study area in fire emergencies was a topic of discussion that arose from the first Committee meeting. The Committee discussed the delivery of large quantities of water up the steep road grades to the study area. Fire ponds were discussed as were underground water storage tanks. It was noted that large underground water storage tanks were proposed for the Edgerton Road Subdivision. The maintenance and responsibility of fire ponds and tanks was discussed. In general while most Committee members agreed that fire ponds and tanks would be helpful, their effectiveness in serving the entire study area was questioned. As the Committee continued with these discussions, a meeting was held where the Granby Deputy Fire Marshal, John Oates conducted a detailed workshop including a power point presentation and short movie. He discussed Granby's Fire Department (the Lost Acres Fire Department); fire in general, how a fire goes out, the effects of fire, firefighting challenges in rural areas, policy level solutions and options. He specifically identified concerns for providing fire safety and protection for this area. He concluded that the most effective way to address fire safety was to require fire sprinkler systems for all new construction within this area. The fire protection handout is available in the Office of Community Development. Mr. Oates has offered to present a fire safety workshop for the Planning and Zoning Commission.**

## **SOILS**

The Committee spent a significant amount of time reviewing the area soil conditions and slopes to understand the capability of the soils to handle septic discharge. Tom Grimaldi and David Askew spent an evening discussing septic design and soil types typically found within the study area. To aid in understanding septic design and soils the Committee reviewed two recent subdivision plans prepared for Edgerton Road and Knollwood Lane. The FRD subdivision for Edgerton Road presented numerous concerns due to the reduced size of the lots and the required separation distances mandated by the Public Health Code. The Farmington Valley Health District had identified concerns, due to the reduced size of the lots. By viewing the details outlined on the subdivision maps, the Committee could appreciate the difficulty in locating a home, driveway, septic system, well and underdrains and grading the lot all within a very limited area. The Committee expressed concern that the marginal soil conditions would significantly limit a future homeowners options for common residential uses including the construction of swimming pools and other accessory structures. Additionally, the Committee felt that the FRD lot size was inconsistent with the typical lot size found throughout the study area. This proposal was then contrasted by the Knollwood Lane proposal where 2 lots of over 13 acres each were proposed. Even at 13 acres, the area soils presented a challenge to accommodate the homes, septic systems, wells and other amenities such as barns. Members commented that residents of this area appear to want larger lot sizes and tend to have horses, chickens, goats and other animals as well as barns and gardens. Due to the soil conditions, larger lot sizes are necessary to provide for such uses while more adequately providing for the septic systems, wells, underdrains, re-grading, etc.

## **OPEN SPACE**

The Case Street area is surrounded by very large tracts of permanently preserved open space. These open spaces are primarily protected within the McLean Game Refuge and by the Connecticut Department of Environmental Protection. The study area is completely separated from other residentially developed areas by this expansive open space and through its borders with the Towns of Canton and Barkhamsted. The Committee reviewed the adjacent areas of permanently preserved open spaces within Granby and with the help of DEP mapping and maps of the adjacent towns, outlined open space outside the borders of Granby. The Committee drew out connecting linkages between permanent open spaces using stream belts, wetlands, and steep slopes. These linkages could become wildlife corridors and perhaps public trails, thereby advancing the goals of the Town's Plan of Conservation and Development, while addressing the wishes of the area residents. Further, these corridors could be accomplished without reducing the development potential of existing properties through the application of the existing open space set asides and the use of un-developable land areas.

## **DEVELOPMENT AND PRESERVATION**

The Committee analyzed the development potential and limitation of area properties, based on slope conditions, soils, wetlands and access. The Committee thought about the ways to preserve the important area features while providing for future development. In general the Committee agreed that a 4 acre minimum lot size would be more appropriate for the study area based on current residential use and environmental constraints. Such lot sizes would not significantly reduce the potential density of the study area properties as these properties typically face a variety of building limitations. Larger lot sizes will help to keep the overall area density in line with the typical area development while

limiting the future public demand for services within this remote area. The Committee felt that a 20 acre property within the study area would yield no more than 5 building lots under the current zoning regulations.

Not surprisingly, normal lot development will occur on the most appropriate areas of a lot. Most of the lot area will remain undeveloped and perhaps used for gardens or grazing or remain woodlands. Areas of wetlands and steep slopes, while a part of the lot, will typically remain as woodlands. Creative lot designs were discussed in an effort to direct development to the most suitable land areas. The Committee suggested placing the homes back from Case Street to aid in preserving the area streetscape and to avoid the objections of speeding cars and traffic. Greater options for the design of new subdivision lots were fostered through the reduction of street frontage from 200 to 100 feet. The Committee attempted to address the desire to preserve the agricultural presence by proposing to eliminate existing barn setback restrictions and worked to preserve the dark night skies by proposing outside lighting standards. The Committee reduced many of the possible Special Permit uses currently allowed, finding that such uses were inappropriate for the study area. Such uses include; funeral homes, golf courses, schools, public assembly uses and health care facilities. The Committee also agreed to eliminate FRD developments from the study area, as reduced lot sizes were contrary to the findings of this report.

The Committee attempts to address the fire safety concerns by requiring sprinklers systems in the construction of new homes.

Exhibit #8 contains comprehensive Zoning Regulation changes, including a draft of a new zoning district, designed to accommodate and encourage appropriate conservation and development for this area.

## **OTHER RECOMMENDATIONS**

As noted above, the Committee discussed the concerns of the Case Street and Barkhamsted Road intersection. There is certainly no simple solution to this concern. However, a view of the property maps shows that the intersection could be relocated 500 to 1000 feet southwest of the current location on Barkhamsted Road. Such relocation would require that a portion of Case Street be relocated through property currently owned by the State of Connecticut, Department of Environmental Protection. The relocation could significantly reduce the steep grade at the intersection thereby making it safer and more convenient. We recommend that the Town pursue the intersection relocation with the State of Connecticut.

The excessive speed of vehicles traveling along Case Street presents a danger to the drivers, the residents, their pets and wildlife. While Case Street is a linkage between Canton and Granby, the road is not designed for excessive speed. Speeding was identified as a concern and an annoyance by Committee members and those responding to the questionnaire. The Committee recommends that the Town study the issue of speeding vehicles to determine if the current speed limit is appropriate and to ascertain if traffic calming measures could be incorporated into the road design.

As noted above, permanent open space linkages could assure the preservation of wildlife corridors and provide opportunities for hiking trails. While such linkages can be acquired together with future development applications, the Committee suggests that the town take a more proactive approach by seeking to purchase preservation easements over such areas. As the corridors are typically areas where development is restricted due to steep slopes, streams and wetlands, the cost to the Town may be minimal. Purchasing preservation corridors will also financially assist current property owners without impacting their current use or ownership of the land. The Committee notes that funding for purchase is available through the State Department of Environmental Protection.

## **CONCLUSION**

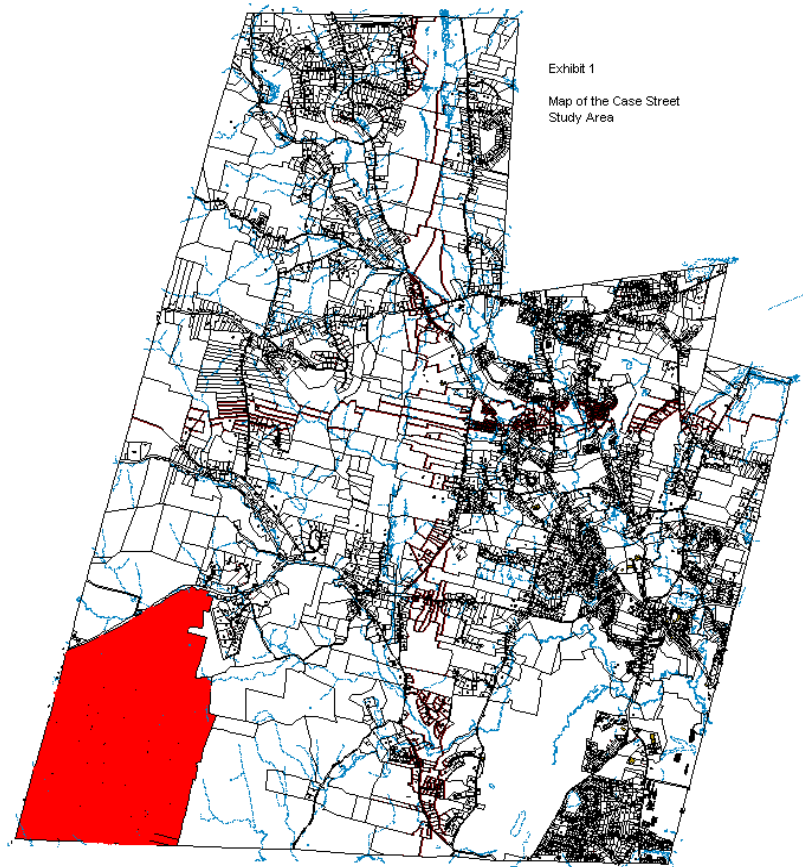
The Case Street area has seen very little new development over the past years. It is an area with large tracts of undeveloped properties. It is an area with significant developmental constraints and an area far from most Granby public services. The Case Street area is also a very beautiful area with special features that the current residents would like to see preserved. The Committee believes that the area's primary features can be preserved and that the public's health, safety and welfare can be maintained together with the appropriate development of new single family homes. The methodology to provide for this conservation and development is contained within the proposed Zoning Regulations.

The Town of Granby has R30, R50, R2A and PRD residential zoning. Appropriately, the required minimum lot sizes are smaller within the Town Center and become larger as the distance from the Town Center increases. The Town has consistently agreed to change the zoning within the center and along the transportation corridors where public sewer and water lines are available to provide for higher density development. The Committee's proposal to modify the zoning within the Case Street Study Area is consistent with the smart growth principles that the Town of Granby has applied for many years. The proposed Zoning Regulations can lead to; the development of new lots that future buyers will find desirable; development that is consistent with the areas development constraints; a limited reduction in overall housing density within an area that is difficult to service; the promotion of the health, safety and welfare of the residents and the preservation of the areas important features as noted by the current residents.

The Committee members thank the Planning and Zoning Commission for the opportunity to study this important area and hope that the Commission will find this report useful when making future decisions on the preservation and development of the area.

## Exhibit 1

### Map of the Case Street Study Area



## **Case Street Area Study Committee**

Tom Grimaldi, PE

Mike Wosczyzna –

Suzanne Barkyoumb

David Askew

John Demyon

John Oates

Fred Wilhelm

Cris Anderson

Dean Anneser –

Jeffrey Battiston

Joanne Malavé

Fran Armentano

### **Exhibit 3**

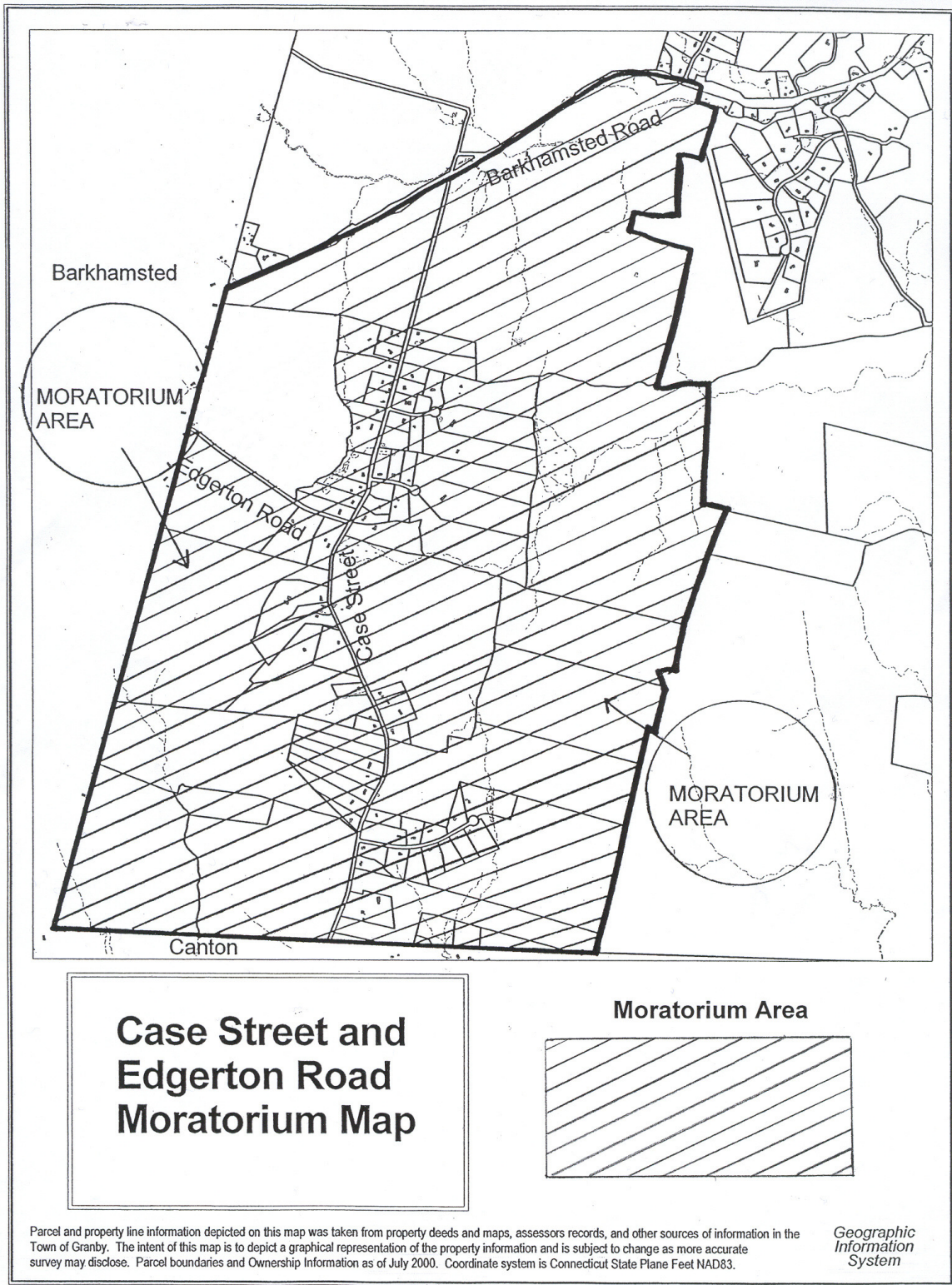
#### **Area subject to Subdivision Moratorium**

*Approved: January 10, 2006  
Effective: February 1, 2006*

*Moratorium ends  
on January 31, 2007*

*See Section 8.29  
Temporary and  
Limited Moratorium*





## **Exhibit 4**

### **8.29.1      Statement of Purpose**

This section has been adopted to provide the Commission with the time necessary to complete a study of an area of approximately 2000 acres within an area as outlined on a map titled Case Street and Edgerton Road Moratorium.

This area warrants specific study due to:

The area's difficult terrain and elevation.

The area's lack of public water and public sewer and the limited ability of the soils to accommodate septic systems.

The proximity of the area to Towns of Canton and Barkhamsted.

The impact and opportunities provided by the adjacent areas of permanently preserved open space.

The area's limited access to other areas of the Town of Granby.

The deficiencies and limitations of the area road network.

The substandard condition of the primary road intersection serving the area.

The difficulty of serving the area by emergency and public vehicles.

This temporary and limited moratorium has been adopted to provide the time necessary to examine potential development issues created by the area's unique conditions in order to meet statutory responsibilities and protect and promote the public's health, safety and general welfare. It is further adopted:

- To provide the Commission and Town Staff the adequate time necessary to prepare a study of the specific area;
- To avoid a situation where new subdivisions are prepared without benefit of possible amendments that may be prepared in response to the study;
- To avoid a situation where new subdivision applications are rapidly designed in an effort to predate possible changes to regulations that are applicable to the area defined within the Moratorium map;
- To spare applicants the expense of designing applications which may not be in conformance with the amended regulations.

The Commission chooses to adopt a very limited area of study based on the unique character of the specific area, in an effort to complete the study in a timely manner and in an effort to limit the impact on the overall community.

## MISSION STATEMENT

1. To identify development concerns and constraints.
2. To identify open space linkages.
3. To analyze existing residential use.
4. To review existing Zoning and Subdivision Regulations
5. To prepare modifications to the Zoning and Subdivision Regulations based on findings.
6. To make other recommendation as appropriate.

## **Case Street Area Questionnaire**

**Please feel free to add comments to the questions. You can write comments on the back and/or use additional paper.**

Why did you choose the Case Street area to live?

How many acres does your property contain?

Is there a single family home on the property? What type?

Are there separate out-buildings on the property? How many? Approximate sizes? Uses?

Do you have any farm animals or pets that require a more rural environment? Explain.

Do you operate a business out of your home or out-building? What type of business?

Do you own any type of heavy machinery? Recreational and/or commercial vehicles? Details?

Do you heat your home with an alternate fuel source such as wood, coal, pellets, solar?

Do you farm any portion of the property? Do you have a garden?

Do you consider wildlife to be a problem or a benefit to the area?

Do you prefer a lighted neighborhood or are you comfortable with a dark night sky?

What do you like about living in this area?

What do you dislike about it?

What would you like to see preserved?

Please feel free to comment on the Mission of the Subcommittee.

## **Exhibit #7**

# Questionnaire Responses

See original report for all questionnaire results.

Report is available in the Granby Town Hall and Library.

E-mail Fran Armentano at [farmentano@granby-ct.gov](mailto:farmentano@granby-ct.gov) for further assistance in obtaining the questionnaire results.

### **SECTION 3 USE DISTRICTS**

#### **3.10 Rural Conservation R4A**

##### **3.10.1 Permitted Uses**

The following uses are permitted:

**3.10.1.1** Single-family dwellings;

**3.10.1.2** Home occupations, subject to Section 8.8;

**3.10.1.3** Agriculture, subject to Section 8.15;

**3.10.1.4** Governmental buildings and facilities including fire houses; and

**3.10.1.5** Accessory uses customarily incidental to permitted uses, subject to Section 8.1.

**3.10.1.6** Utility Use, subject to Section 8.24

##### **3.10.2 Special Permits**

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2;

**3.10.2.1** Accessory Apartment, subject to Section 8.5;

**3.10.2.2** Churches, religious buildings and cemeteries and other non-profit organizations;

**3.10.2.3** Day care centers for six (6) or more people in public, private and institutional buildings with a valid State license;

**3.10.2.4** Public and private schools with valid State licenses;

**3.10.2.5** Bed-and-breakfast facilities or inns subject to Section 8.10;

**3.10.2.6** Antique sales subject to Section 8.9;

**3.10.2.7** Farm Stores, subject to Section 8.15;

**3.10.2.8** Garages and Barns, subject to Section 8.1 and 8.15.

**3.10.2.9** Home Instruction subject to Section 8.22

**3.10.2.10** Utility Use, subject to Section 8.24

**3.10.2.11** Farm Hand Residential Facility subject to Section 8.15.14

**3.10.2.12** Residential Landscape Business subject to Section 8.28.

**3.10.3** Required Lot Areas, Yards, Coverage, Heights and Frontages

For required lot areas, yards, coverage, heights and frontages, refer to Section 5.0

**3.10.4** Special Rural Conservation R4A

The R4A Zone is based on a report titled, The Case Street Area, A formula for the Preservation and Development of a Unique Section of the Town of Granby, dated October 16, 2006. The R4A zone is located within an area of sparse development with over 2000 acres of permanently preserved lands in close proximity. The area contains steep slopes and poor soil conditions. The area is known for its dark night skies, abundant and varied wildlife and agricultural lands. The R4A zone is isolated from other areas of Granby by distance and elevation. The area is serviced by one main road, Case Street which steeply rises from its intersection with State Route 219 to an elevation of over 1000 feet. The R4A zone has well defined boundaries with the Towns of Canton and Barkhamsted to the south and west and permanently preserved open space to the north and east. It is a unique, easily identified; separate and special place within the Town of Granby and it deserves special regulations.

**3.10.4.1** To preserve the dark night skies within this area all exterior lighting must comply with the following regulations:

All light fixtures shall be shielded in such a way as to direct all light toward the Earth's surface and away from reflective surfaces.

All light fixtures shall be shielded/shaded in such a manner as to direct rays away from all adjacent property including unoccupied properties and roadways.

Where light fixtures are placed on poles, the highest point of the light fixture shall be placed not more than 10 feet from the ground. All pole mounted lighting fixtures shall be full cut-off luminaire. "Luminaire" means the complete lighting system, including the lamp and the fixture.

Where floodlighting is mounted onto structures, the fixtures must be arranged in a manner to prevent the light from shining towards roadways, onto adjacent residential property or into the night sky.

**3.10.4.2** To aid in protecting properties from fire any building constructed in an R4A Zone shall be protected throughout by a complete fire sprinkler system.

Exception:

- a. Buildings which do not require a building permit for construction.
- b. Buildings that are used primarily for storage **and** do not contain any sleeping area(s).

Each fire sprinkler system installed in accordance with 11.2.1 shall meet the requirements of one of the following:

- (1) NFPA 13, Standard for the Installation of Sprinkler Systems
- (2) NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including Four stories in Height.
- (3) NFPA 13D, Standard for the Installation of Sprinkler Systems in One-and Two-Family Dwellings and Manufactured Homes.

- 3.10.4.3 To aid providing adequate road networking and the provisions of public road service, maintenance and public protection no new public dead-end roads, as defined by the Subdivision Regulations, may be constructed within this zone.

## **SECTION 5**

### **AREA, YARD AND HEIGHT REQUIREMENTS**

#### **5.0 PURPOSE**

To further the objective of Section 1.1, except as provided for existing lots here within, no building shall hereafter be erected, enlarged, altered or rebuilt, or premises used except in conformity with these Regulations, and as prescribed in the schedule, which is part of this section and is labeled "Schedule of Areas, Yards and Height Requirements."

#### **5.1 SCHEDULE OF AREA, YARD, AND HEIGHT REQUIREMENTS**

<b>ZONE</b>	<b>MINIMUM LOT AREA</b>	<b>MINIMUM LOT FRONTAGE</b>	<b>MINIMUM LOT DEPTH</b>
R4A	4 ACRES	100 Ft	250 Ft.
<b>ZONE</b>	<b>MAXIMUM STORIES</b>	<b>MAXIMUM HEIGHT/FEET</b>	<b>MAXIMUM % LOT COVERAGE</b>
R4A	2 1/2	30 ft.	15%
<b>ZONE</b>	<b>MINIMUM FRONT YARD</b>	<b>MINIMUM REAR YARD</b>	<b>MINIMUM SIDE YARD</b>
R4A	100/50* Ft.	50 Ft.	25 Ft.

Note\*: In the R4A zone no structure may be constructed within 100 feet of the Case Street front street line, or if no street line has been established, within 125 feet



of the pavement centerline. A minimum 50 foot front yard shall apply to all other existing and proposed streets.

## **5.2 ADDITIONAL LOT LAYOUT/DESIGN REQUIREMENTS**

### **5.2.1 Front Yards on Corner Lots**

On corner lots, the front yard requirement shall be enforced on both street fronts.

### **5.2.2 Minimum Lot Frontage/Rear Yards**

On a corner lot the minimum lot frontage shall be required along all streets, and a side yard line shall be required opposite all street lines.

### **5.2.5 Accessory Buildings**

All accessory buildings shall conform to the requirements as provided in Section 8.1.

### **5.2.7 Lot Square**

In the case of subdivision or resubdivision, the shape of all lots, except those in the R4A zone, shall be such that the lot can fit a square having sides equal to the minimum frontage required (for the particular zone where subdivision is proposed) minus twenty-five (25) feet, with one side of the square placed along the required lot frontage as close to parallel to the road as possible. **All lots created within the R4A zone must be designed to accommodate a rectangle of no less than 200 feet by 400 feet within the perimeter of the lot.**

### **5.2.9 Front Yard Requirement**

All buildings shall be set back in accordance with Section 5.1 except that where no building line has been established buildings shall be set back seventy-five (75) feet from the center line of the road.

### 5.2.12 Contiguous Developable Area

All lots created through subdivision or resubdivision shall contain a contiguous developable area equal to at least **60,000 square feet in the R4A zone**, 40,000 square feet in the R2A zone; 35,000 square feet in the R50 zone; and 30,000 square feet in the R30 zone. For the purpose of this Regulation, a contiguous developable area shall be defined as an uninterrupted contiguous area, which does not contain wetlands, watercourses, water bodies, ledge outcroppings greater than 20 square feet, or areas with slopes in excess of 20% that extend 50 linear feet or more. The contiguous developable area may be reduced by 50% when both public water and public sewer are available. Where Flexible Residential Development applications are proposed the minimum Contiguous Developable Area shall be reduced to 20,000 square feet in the R2A zone; 17,500 square feet in the R50 zone; and 15,000 square feet in the R30 zone. The 50% reduction for public water and public sewer shall not apply to FRD applications.

Amend Section 8.10 by removing the R4A zone from the Open Space and Recreation Map.

Amend Section 8.15 as follows:

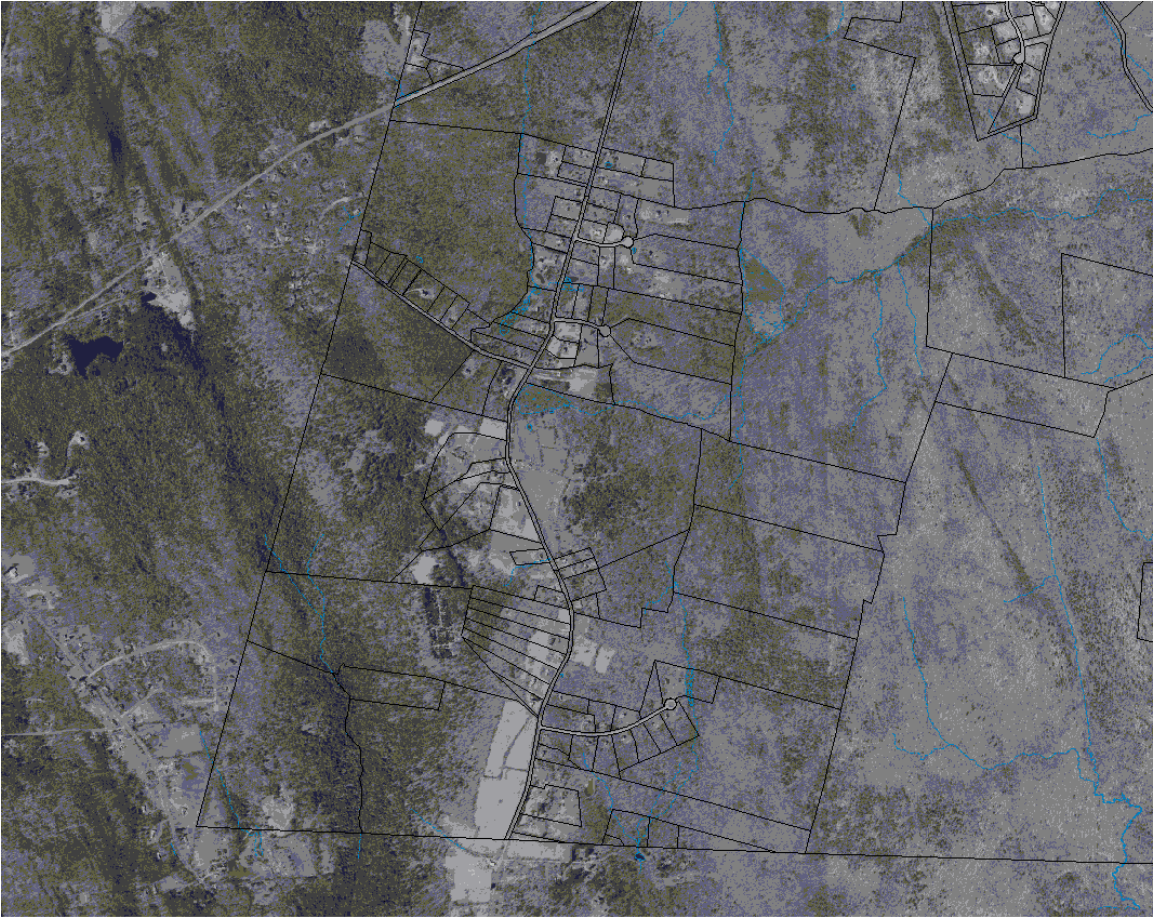
8.15.9 Barns shall be permitted in R4A, R2A, R50 and R30 zones.

8.15.10 Barns shall be set back from all side and rear property lines a minimum distance equal to one and one-half (1 1/2) times the maximum height of the barn; a distance equal to the longest linear dimension of the barn; or a distance in compliance with Section 5 of these Regulations, whichever is greatest, **except that within the R4A zone, the maximum required yard for a barn shall be 50 feet.**

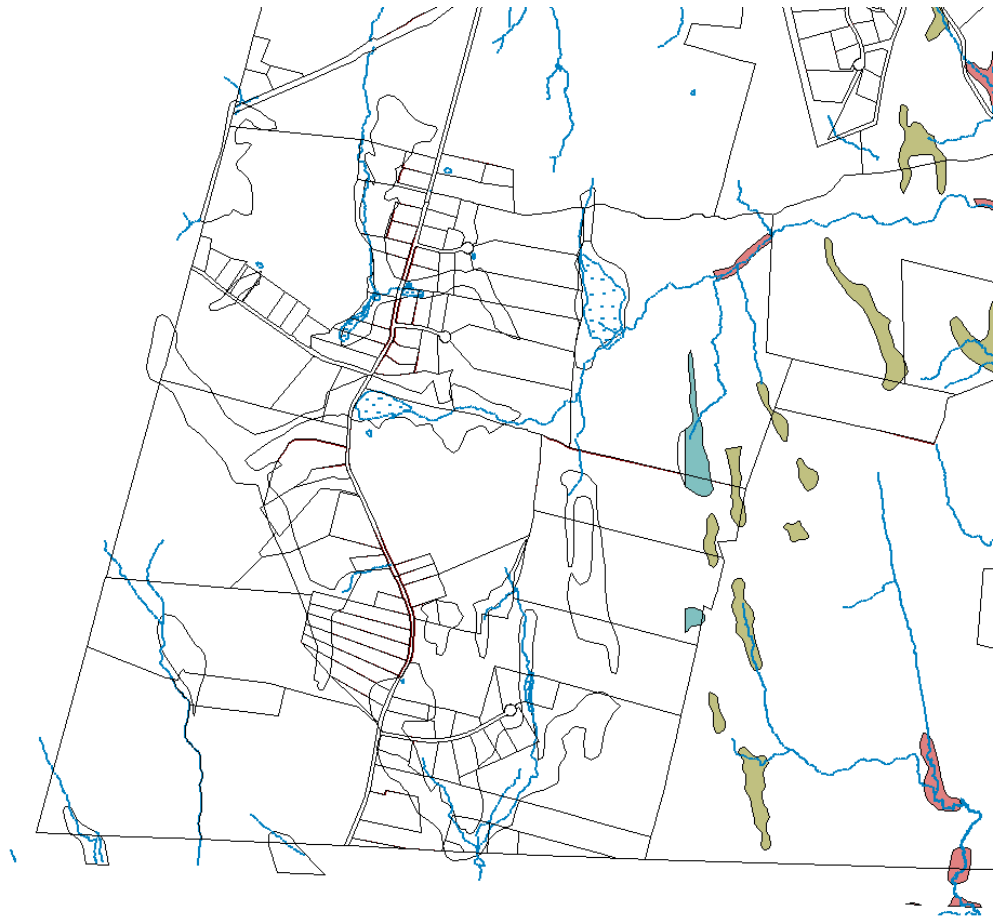
This topographic map shows the area around Campstead. The map features contour lines indicating elevation, with labels such as 600, 620, 640, 660, 680, 700, 720, 740, 760, 780, 800, 820, 840, 860, 880, 900, 920, 940, 960, 980, 1000, 1020, 1040, 1060, 1080, 1100, 1120, 1140, 1160, 1180, 1200, 1220, 1240, 1260, 1280, 1300, 1320, 1340, 1360, 1380, 1400, 1420, 1440, 1460, 1480, 1500, 1520, 1540, 1560, 1580, 1600, 1620, 1640, 1660, 1680, 1700, 1720, 1740, 1760, 1780, 1800, 1820, 1840, 1860, 1880, 1900, 1920, 1940, 1960, 1980, 2000, 2020, 2040, 2060, 2080, 2100, 2120, 2140, 2160, 2180, 2200, 2220, 2240, 2260, 2280, 2300, 2320, 2340, 2360, 2380, 2400, 2420, 2440, 2460, 2480, 2500, 2520, 2540, 2560, 2580, 2600, 2620, 2640, 2660, 2680, 2700, 2720, 2740, 2760, 2780, 2800, 2820, 2840, 2860, 2880, 2900, 2920, 2940, 2960, 2980, 3000. The map also shows roads, including a main road running vertically through the center, and several smaller roads branching off. Property boundaries are indicated by black lines. A red line, likely a boundary or road, runs diagonally across the map. The map includes labels for 'Campstead', 'Broad', 'Weed Hill', and 'Pond'. A red line indicates a boundary or road.



Case Street Area Aerial View

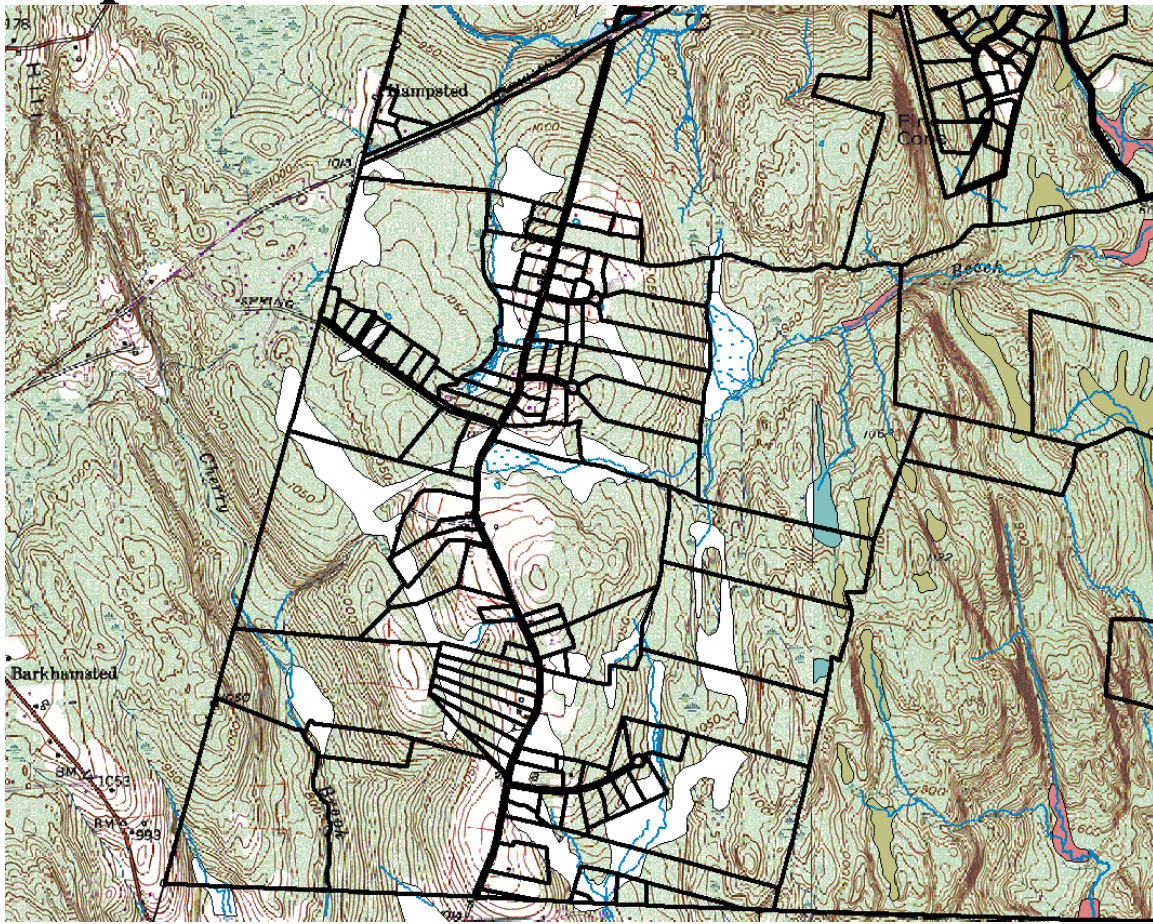


# Wetlands

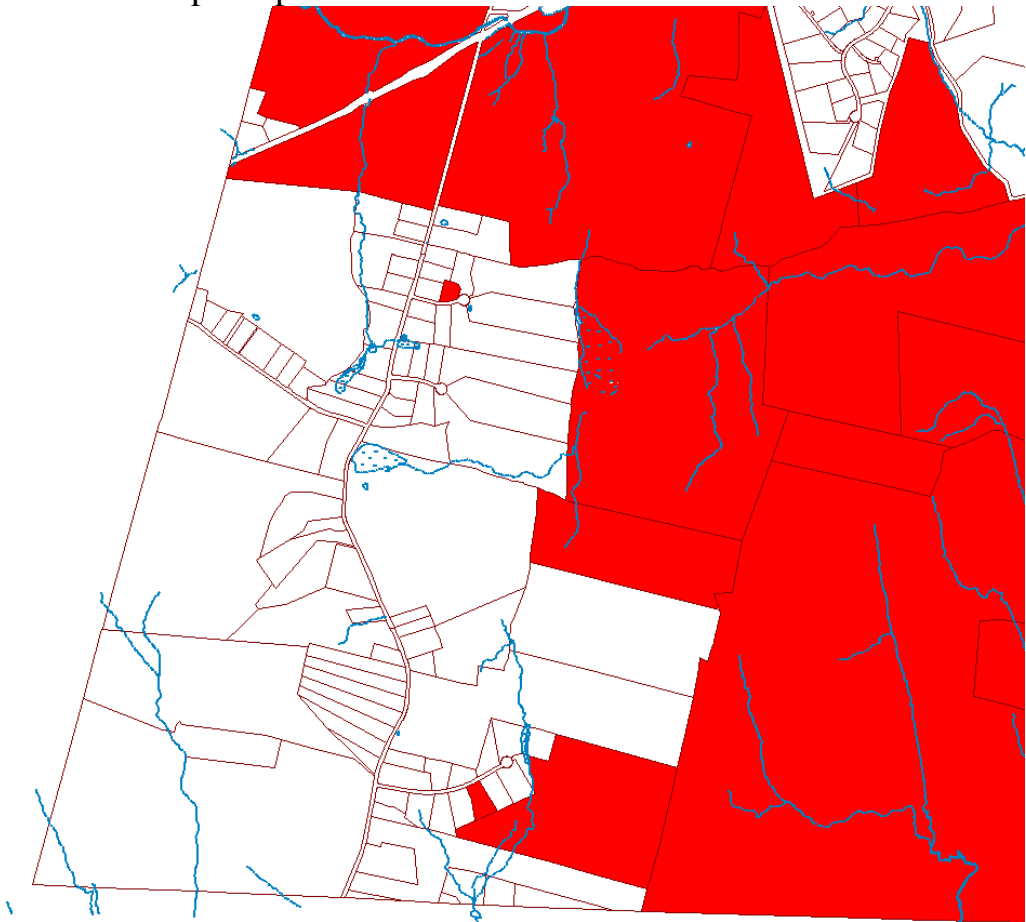




# Slopes and Wetlands

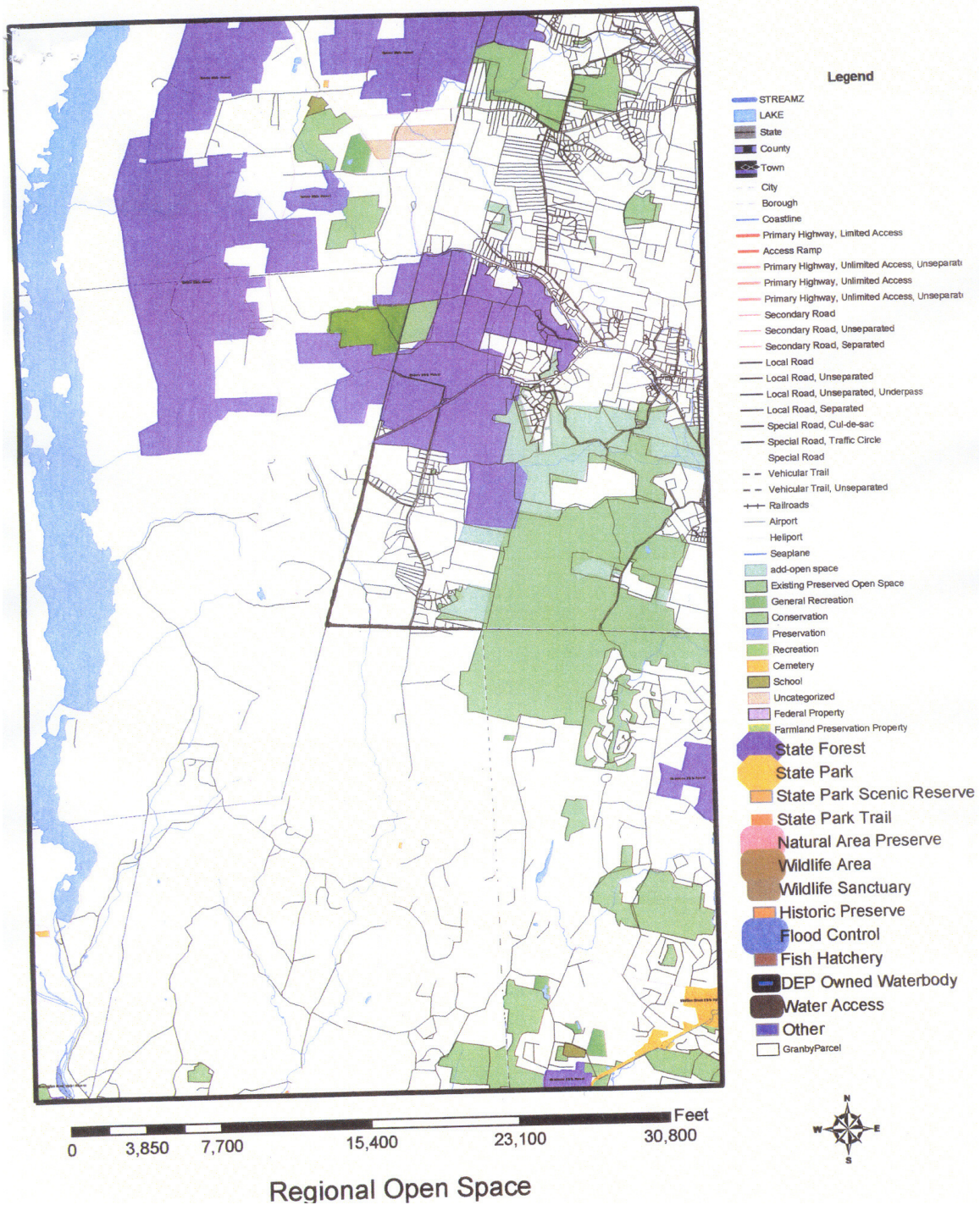


Granby Permanent Open Space





# Regional Open Space





## Open Space Linkages, Wetlands, Streams and Slopes





# Farmland Soils

